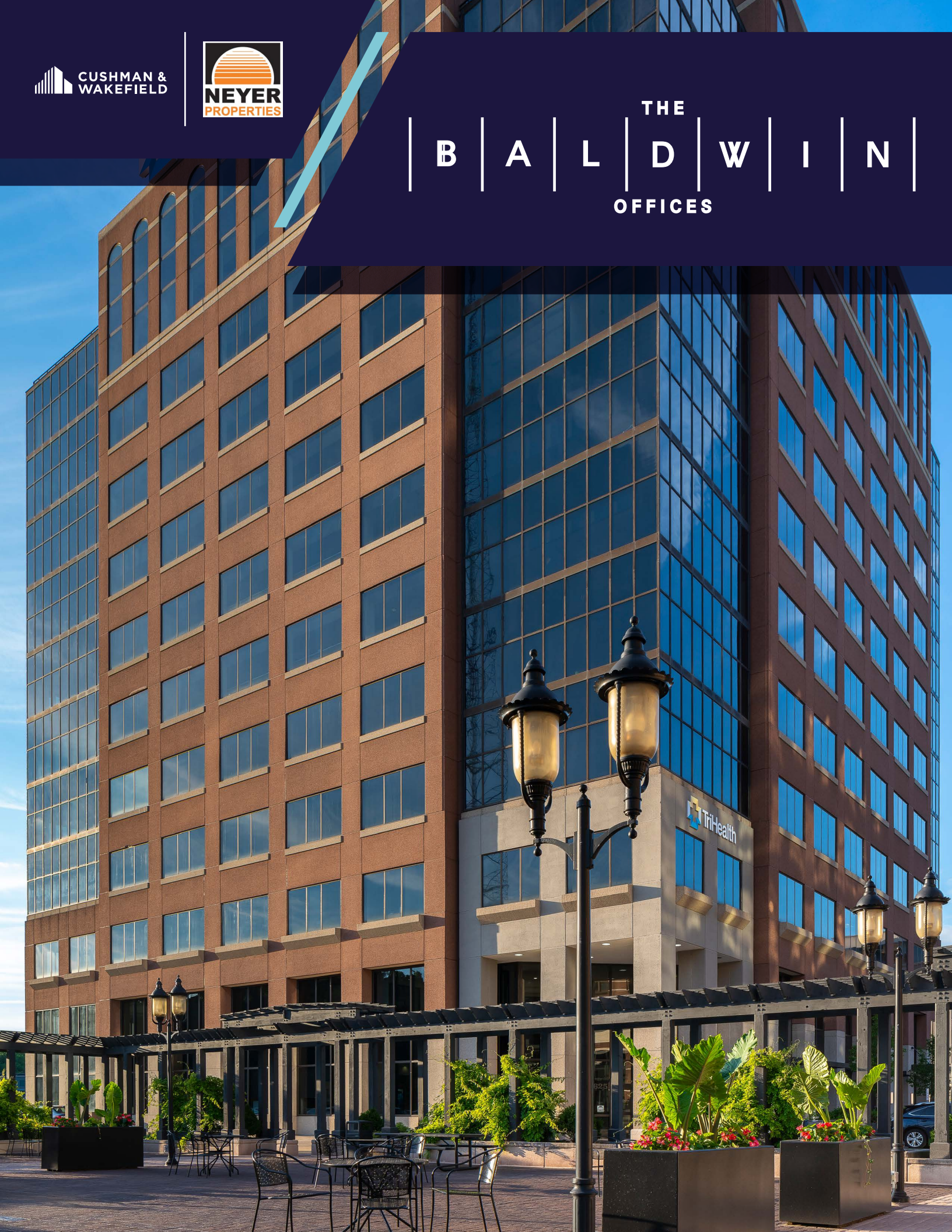




THE
| B | A | L | D | W | I | N |
OFFICES



TriHealth



28,048 SF Available

\$15.75 /SF Net

+ \$12.51 /SF OpEx

Property Highlights

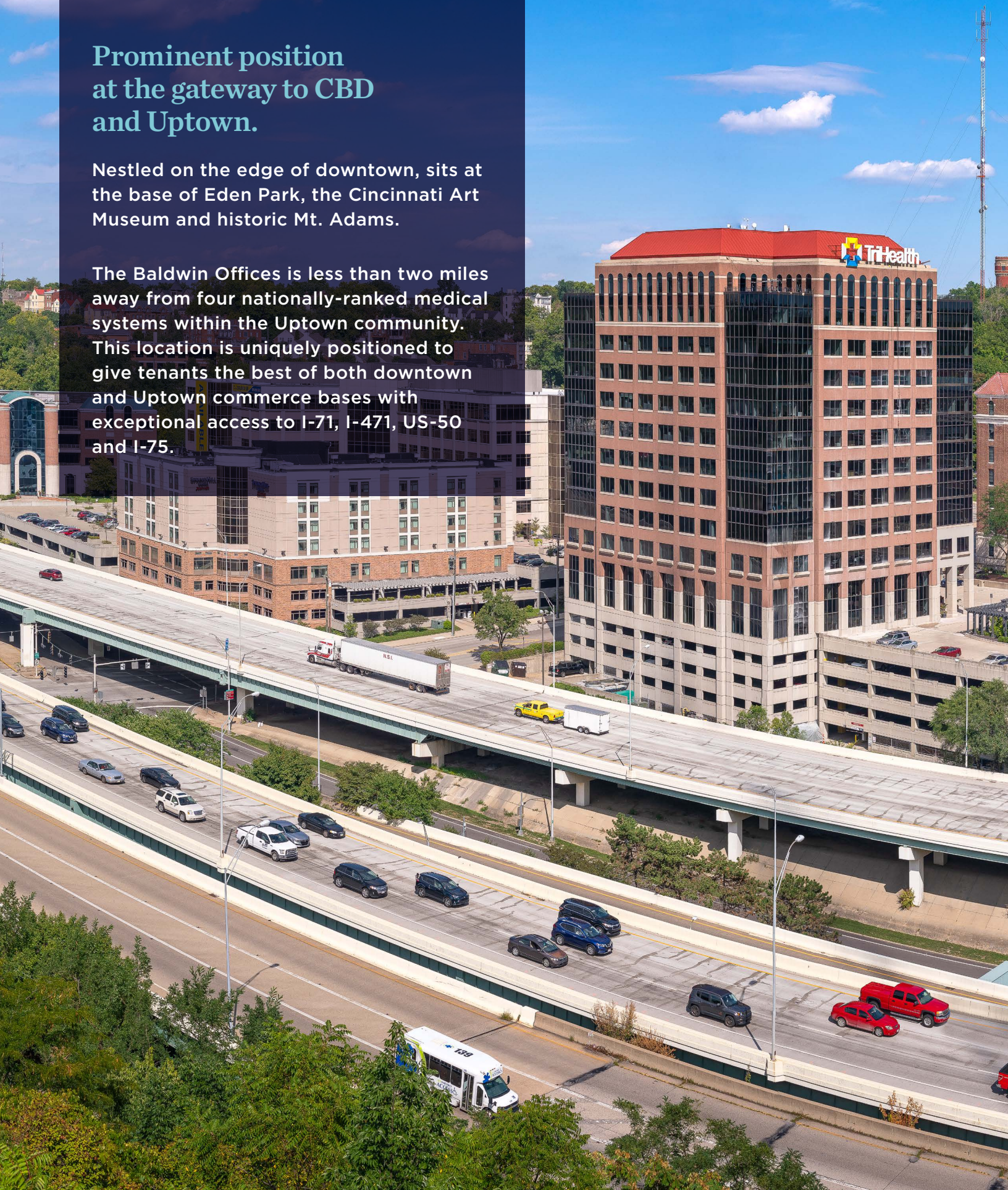
THE
BALDWIN
OFFICES

- 209,894 SF, 12-story office building
- Free visitor parking and free garage parking for tenants
- Extraordinary access to I-71, I-471, US-50 and I-75
- Blade signage opportunity
- On-site conference center
- On-site cafe featuring Starbucks and Boar's Head delicatessen serving breakfast & lunch
- On-site management team and security

Prominent position at the gateway to CBD and Uptown.

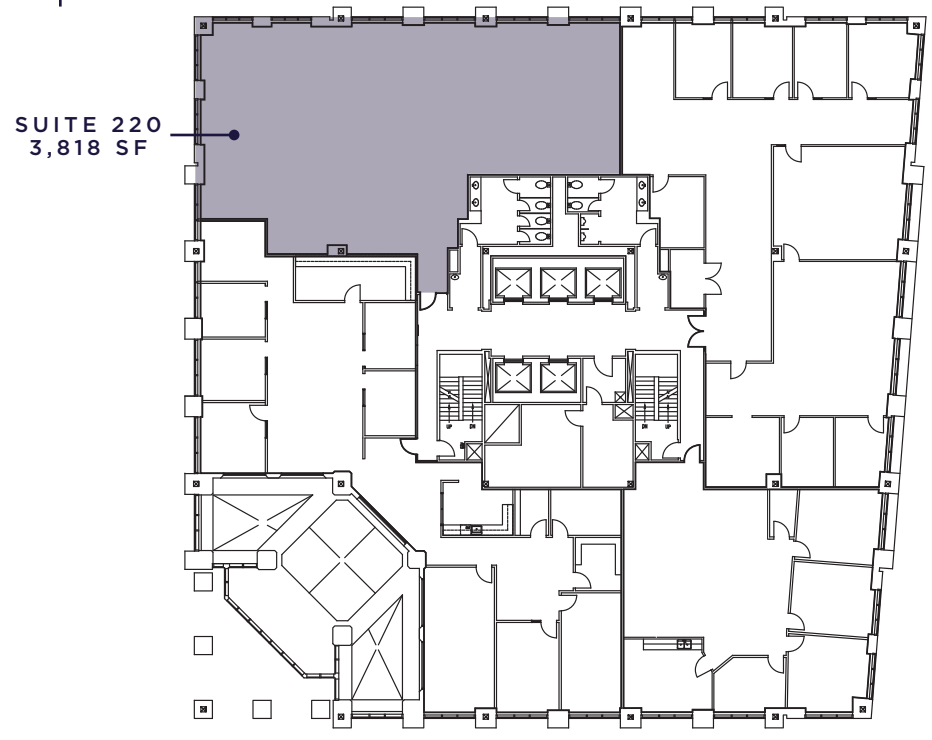
Nestled on the edge of downtown, sits at the base of Eden Park, the Cincinnati Art Museum and historic Mt. Adams.

The Baldwin Offices is less than two miles away from four nationally-ranked medical systems within the Uptown community. This location is uniquely positioned to give tenants the best of both downtown and Uptown commerce bases with exceptional access to I-71, I-471, US-50 and I-75.

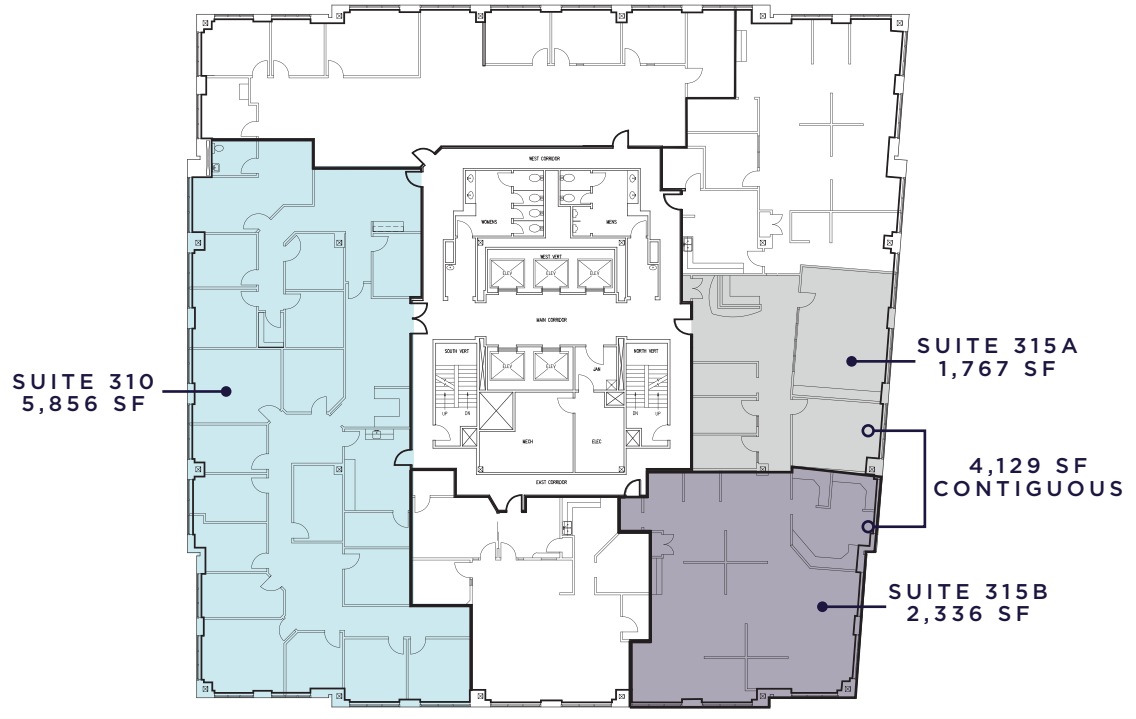


Floorplans

2nd Floor | 3,818 SF

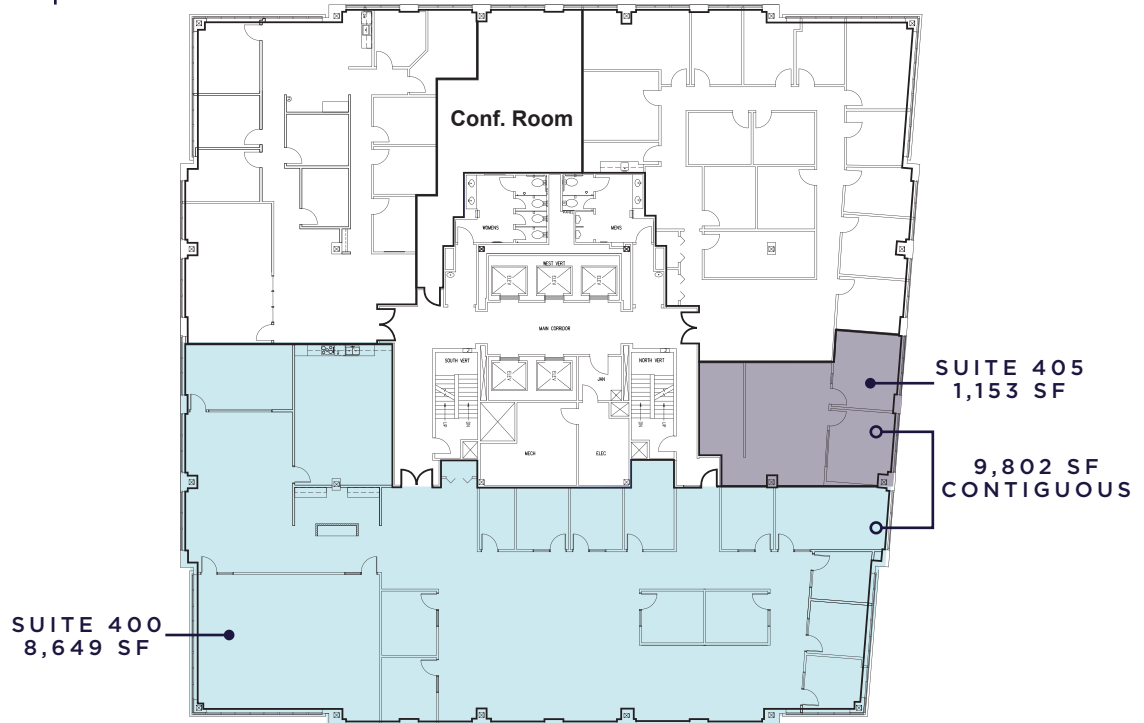


3rd Floor | 9,985 SF

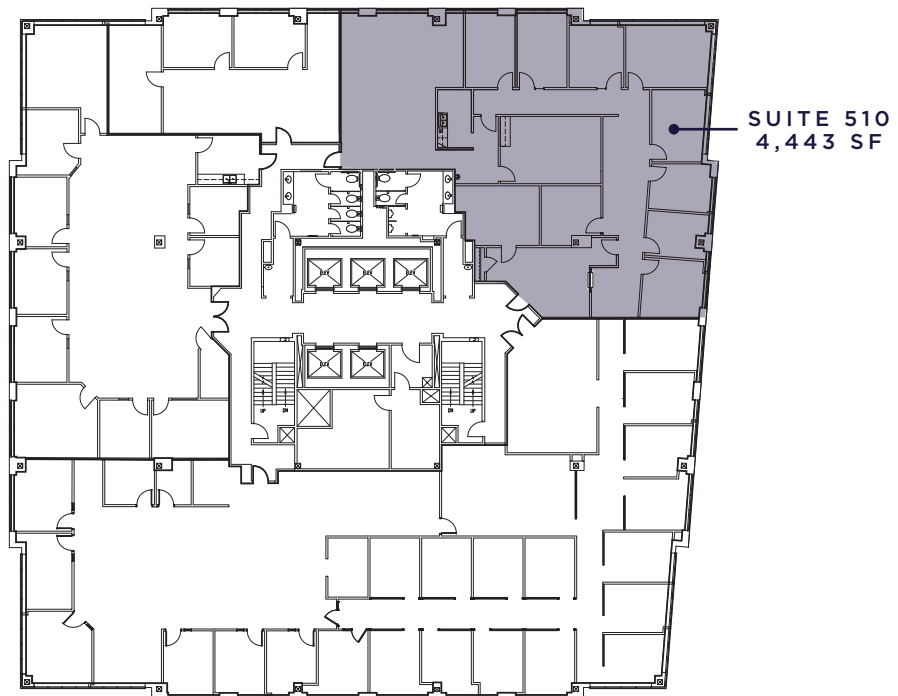


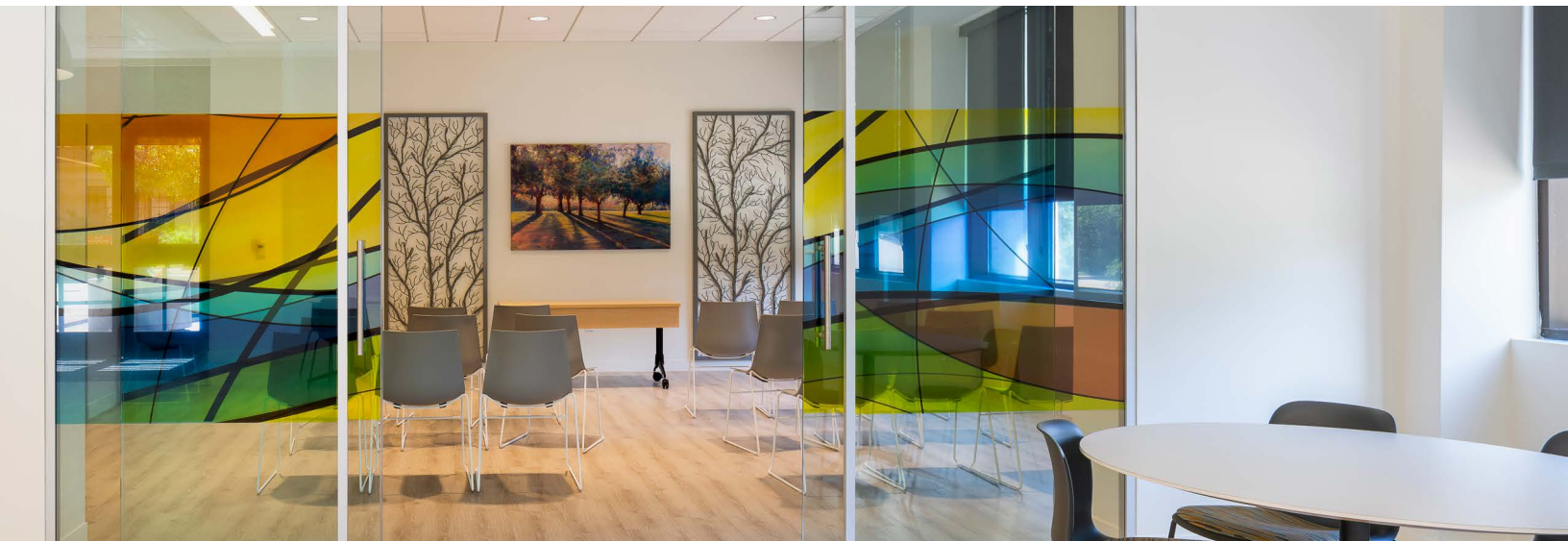
Floorplans

4th Floor | 9,802 SF

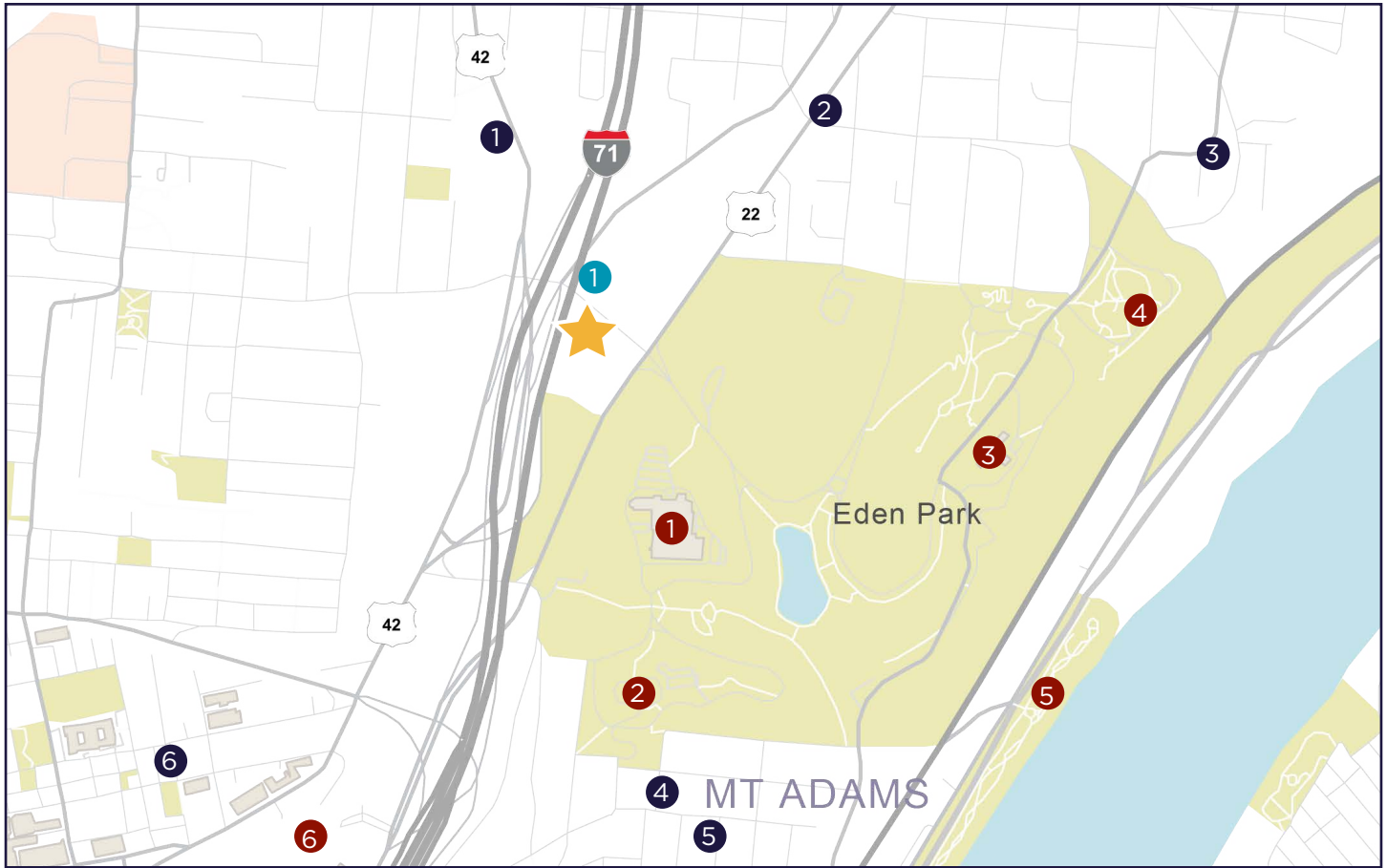


5th Floor | 4,443 SF





Location



1. Graeter's
2. Andy's Mediterranean Grille
3. Le Bar A Boeuf
4. Mt. Adams Bar & Grille
5. Bow Tie Cafe, The Blind Lemon, Crowley's Highland House Cafe, Flora & Flair, Monk's Cove, Hi-Fi Cincy, The Hilltop, Your Mom's Pizzeria
6. Lucius Q, Razzo, Urbana Cafe, Braxton Brewing, Pendleton Parlor



1. Cincinnati Art Museum
2. Cincinnati Playhouse in the Park
3. Krohn Conservatory
4. Twin Lakes
5. International Friendship Park
6. Hard Rock Casino



1. SpringHill Suites

*Just minutes away
from Downtown & OTR*

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